

**QUIT CLAIM DEED**

**THIS INDENTURE**, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2009 by and between the **County of Shelby, a Political Subdivision of the State of Tennessee**, (hereinafter referred to as "**Grantor**"), and **Habitat for Humanity of Greater Memphis, Inc., a Tennessee not-for-profit corporation**, (hereinafter referred to as "**Grantee**").

**WITNESSETH:** That for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, **Grantor** has bargained and sold and does hereby bargain, sell, remise, release, convey and forever quitclaim unto **Grantee** all of its right, title and interest in and to the following described real estate, situated and being in the City of Memphis, County of Shelby, State of Tennessee, to-wit:

**Parcel ID # 0420370001670**

**Lots 1, 2, 3 and 13, Springwood Apartments Subdivision as shown on Plat of Record in Plat Book 14, Page 38, in the Register's Office of Shelby County, Tennessee, to which plat reference is made for a more particular description of the property.**

**Being part of the same property conveyed and described in Cash Deed recorded as Instrument No. U3 0995 in the aforesaid Register's Office.**

**Parcel ID #04203800000100****Parcel No. 1**

**Lots No. 1 through 13, both inclusive, of the Springwood Apartments Subdivision as shown and designated on a plat of said subdivision of record in Plat Book 14, Page 38, in the Register's Office of Shelby County, Tennessee.**

**Parcel No. 2**

**Part of Lot 1, Leftwich Subdivision:**

**Being the 50 foot strip lying between the center line of Cypress Creek and the northeast line of Springwood Apartments Subdivision:**

**Beginning at the point of intersection of the south line or the south line produced of Monarch Homes Subdivision with the center line of Cypress Creek and running thence southeastwardly with said center line 553 feet more or less to a point where said center line intersects the west line of the Hollyland Subdivision; thence southwardly with said west line 70.32 feet to the northeast corner of Springwood Apartments Subdivision; thence northwestwardly with the northeast line of Springwood Apartments Subdivision parallel with the centerline of Cypress Creek and 50 feet therefrom a distance of 654.92 feet to the most northerly northeast corner**

of Springwood Apartments Subdivision, said point being in the south line or the south line produced of the Monarch Homes Subdivision; thence eastwardly with said line 72.66 feet to the beginning.

This conveyance is made subject to easements for 15 inch and 8 inch sanitary sewers, locations of which are shown on said plat of Springwood Apartments Subdivisions, easements for public utilities created by instrument of record in Book 1569, page 152, in said Register's Office, easement for Cypress Creek, easement for anchor guys created by instrument of record in Book 2115, page 344, in said Register's Office, restrictions created by warranty deed of record in Book 2344, page 396, in the said Register's Office affecting a portion of the above described property, and easement for 36 inch storm sewer, location of which is shown on said plat of Springwood Apartments Subdivision, easements for 18 inch and 24 inch storm sewers as shown on survey of Pickering Engineering Company, Memphis, Tennessee, dated December 3, 1950, easement for electric transmission line along the east line of the above described property, and easements to City of Memphis created by instruments of record in Book 2636, Page 48, and Book 2636, Page 50, in said Register's Office.

Property located at 2260 through 2324 Brown Avenue and 2263 through 2296 Springwood Cove, Memphis, Tennessee 38112

Being the same property conveyed to Grantor by Cash Deed for Tennessee of record as Instrument No. U3 0995, in the Register's Office of Shelby County, Tennessee.

Should any or all of the hereinabove described parcels of land subsequently cease to be utilized for developing low income single family housing that will be owner occupied or if not used for such purpose, then and in either of such events, this conveyance shall automatically become void and the rights conveyed revert back to Shelby County, Tennessee, a Political Subdivision of the State of Tennessee, or its lawful successor.

**GRANTOR** makes no claim or warranty relative to the environmental condition of the hereinabove described property being conveyed. The conveyance of the above described property is made without warranties of any kind, whatsoever.

**IN WITNESS WHEREOF, Grantor** has caused this instrument to be executed by the affixing thereto of the signature of the Mayor of the County of Shelby, the said Mayor being authorized so to do pursuant to Section 4.03-18 of Chapter 260 of the Private Acts of 1974 in accordance with the approval of the Shelby County Board of Commissioners, on the \_\_\_\_ day of \_\_\_\_\_, 2009 in Resolution #\_\_\_\_\_.

**Grantor: SHELBY COUNTY, TENNESSEE**

By: \_\_\_\_\_  
A C Wharton, Jr., County Mayor

By: \_\_\_\_\_  
Paul Matilla, Trustee

**Approved as to Form:**

By: \_\_\_\_\_  
Assistant County Attorney/  
Contract Administrator

**Other County Approvals:**

By: \_\_\_\_\_  
County Real Estate Manager

By: \_\_\_\_\_  
Land Bank Administrator

**STATE OF TENNESSEE  
COUNTY OF SHELBY**

Before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared **A C WHARTON, JR., Mayor of the County of Shelby**, with whom I am personally acquainted, and who upon oath acknowledged himself to be the **Mayor of the County of Shelby**, the within named bargainor, one of the counties of the State of Tennessee, and that he as such **Mayor** of said county, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Shelby County by himself as such **Mayor** of said County of Shelby.

WITNESS my hand and Notarial Seal, at office in Memphis, in the County aforesaid, this \_\_\_\_ day of \_\_\_\_\_, 2009.

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**Notary Public**

**MY COMMISSION EXPIRES:**

**STATE OF TENNESSEE  
COUNTY OF SHELBY**

Before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared **PAUL MATILLA, Trustee of the County of Shelby**, with whom I am personally acquainted, and who upon oath acknowledged himself to be the **Trustee of the County of Shelby**, and that he as such **Trustee**, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal, at office in Memphis, in the County aforesaid, this \_\_\_\_ day of \_\_\_\_\_, 2009.

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**Notary Public**

**MY COMMISSION EXPIRES:**

**(FOR RECORDING DATA ONLY)**

Property Address:  
**0 Brown Avenue**  
**0420370001670**

**0 Brown Avenue**  
**04203800000100**

Mail Tax Bills to: (Person or Agency)  
responsible for payment of taxes)  
**Exempt-Tennessee not-for-profit Corporation**

Owner's Name and Address:  
**Habitat for Humanity of Greater Memphis, Inc.**  
**169 Scott Street**  
**Memphis, TN 38112**

This instrument prepared by:  
**Shelby County Government**  
**584 Adams Avenue**  
**Memphis, TN 38103**  
**Phone No. (901) 545-4323**

I, or we hereby swear or  
affirm that, to the best  
of affiant's knowledge,  
information, and belief,  
the actual consideration  
of this transfer is

\$ 00.00,

\_\_\_\_\_  
**Affiant**

Subscribed and sworn to  
before me this \_\_\_\_ day of  
\_\_\_\_\_, 2009

\_\_\_\_\_  
Notary Public

My Commission expires:  
  
\_\_\_\_\_

# Overton Manor Townhouses

SCRE File No. CP09-002

3067 St. Denis Place, 3068 St. Denis Place, 3066 St. Denis Place, 3044 St. Denis Place, 3045 St. Kitts Place, 3047 St. Kitts Place, 3049 St. Kitts Place, 3063 St. Kitts Place, 3073 St. Kitts Place, 3074 St. Kitts Place, 3068 St. Kitts Place, 3066 St. Kitts Place, And 3064 St. Kitts Place

Tax Parcel Nos. 0720220D000080, 0720220D000110, 0720220D000120, 0720220D000190, 0720220D000240, 0720220D000250, 0720220D000260, 0720220D000290, 0720220D000330, 0720220D000340, 0720220D000360, 0720220D000370, 0720220D000380

